

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Black Rock Road, 2330 ft.
SE of Benson Mill Road * ZONING COMMISSIONER
3310 Black Rock Road *
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Edward F. Royston, Jr., et ux Petitioners * Case No. 99-219-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 3310 Black Rock Road in northern Baltimore County. The Petition was filed by Edward F. Royston, Jr., and Belinda E. Royston, his wife, property owners. Special Hearing relief is requested to approve an amendment to the special exception granted in case No. 93-65-SPHXA to allow a existing former dwelling (now restricted to an accessory building use) to become the principle dwelling and to approve an existing trailer (now the primary dwelling) as a caretaker's dwelling. The subject property and requested relief are more particularly shown on the site plan marked into evidence as Petitioners' Exhibit No. 1. An alternate proposal providing for the construction of a new building is shown on a similar site plan, marked as Petitioners' Exhibit No. 2.

Appearing at the requisite public hearing held for this case was Edward Royston, Jr., property owner/Petitioner. Also present was Bruce Doak, the surveyor who prepared the site plan. The Petitioners were represented by Michael T. Pate, Esquire. Appearing in opposition to the request were Jack Dillon, Executive Director of The Valleys Planning Council and Loren Friedez, also from that organization. Also appearing in opposition to the request were Jim and Jacqueline Amos, neighbors, and Mary B.Gaine, a resident in the vicinity.

An examination of the site plan shows that the subject property is an irregularly shaped parcel, approximately 21 acres in area, zoned R.C.2. The property is improved with an existing single family dwelling which was formerly used as the primary residence. Ultimately, however, that dwelling deteriorated and became uninhabitable. The dwelling has since been rehabilitated. The plan shows that an envelope for the dwelling is 27 ft. wide by 48 ft. deep, not including a wrap-around porch around the perimeter of the structure. In

ORDER RECEIVED FOR FILING

Date

By

3/8/99
M. Doak

addition to this dwelling, the property is also improved with a mobile home (trailer). Other improvements to the property include a barn, several sheds, corn cribs and similar outbuildings. The property is not served by public utilities and utilizes an existing well and septic system.

As noted above, the property is now owned by Edward F. Royston, Jr., and Belinda E. Royston, his wife. They purchased the property in 1994. Mr. Royston testified that the property was run down when he acquired same. Since that time, he has put significant effort and money into the rehabilitation of the property, most specifically, the original dwelling.

The property's history is also significant. Originally, the property was part of a larger tract owned by James J. Amos, Jr. He subdivided the tract and bequeathed the subject property to his daughter (Cheryl Blevins) and an adjoining tract to his son, James J. Amos, III. Mr. Amos and his wife still reside next door.

As to the zoning history of the property, Ms. Blevins filed for zoning relief under case No. 93-65-SPHXA. That case was heard by this Zoning Commissioner in 1992. In that matter, Ms. Blevins sought special hearing and special exception relief for the subject property. Specifically, she sought an interpretation of Section 1A01.2.B.7 of the Baltimore County Zoning Regulations (BCZR) to allow the designation of the trailer (mobile home) as the principle residence, notwithstanding the existence of the farm house. Additionally, she sought designation of the original farm house, which was previously used as the principle residence, as an accessory use. Variances were also requested so as to allow the existing location of the accessory structure (farm house) and to allow the accessory structure with a height over 15 ft. Finally, relief was requested to approve the use of the trailer for residential purposes.

Within an 11 page opinion and Order issued by me on December 2, 1998, I recounted the history of the property, the proposed use and granted the relief requested. I concluded that a grant of the relief was appropriate in view of the dilapidated condition of the house. Thus, I permitted the trailer to be designated the primary residence on the property and specifically required that the old farm house could not be used as a dwelling. To ensure that

ORDER RECEIVED FOR FILING
Date 3/8/99
By J. J. [Signature]

this condition was satisfied, I directed the Petitioners to cap the well and septic system and authorized a representative of the Zoning Enforcement Office to inspect the property thereafter. It was my intent to permit only a single building to be used for dwelling purposes on this site.

A second zoning hearing came in before this office within case No. 98-479-SPHA. That matter was heard by Deputy Zoning Commissioner, Timothy M. Kotroco. Special hearing relief was requested in that case to amend the special exception previously granted in case No.93-65-SPHXA to revise the prior decision to allow the existing farm house to be the principle dwelling. Variance relief was also requested for the street centerline setback for that building. Essentially, testimony and evidence offered in that case was that the new owners (Mr. and Mrs. Royston) desired to rehabilitate the existing farm house and occupy same. In essence, they sought a reversal of the approval granted in the prior case.

Although Deputy Commissioner Kotroco granted the Petition for Special Hearing, he imposed restrictions on the relief. Consistent with my prior Order allowing only a single residence on this property, Deputy Commissioner Kotroco ruled that upon the receipt of the use and occupancy permit for the newly renovated farm dwelling, the mobile home need be removed within 90 days.

The purpose of the present Petition is to essentially reverse the restrictions previously entered in both cases (93-65-SPHXA and 98-479-SPHA). In this respect, testimony offered on behalf of the Petitioners was that Mr. Royston frequently travels in connection with his job (Hunt Valley Motor Coach). His son presently resides in the trailer and Mr. and Mrs. Royston would like that arrangement to continue. Mr. Royston indicated that he would like his son to remain on site to look after the property when he is away on business.

Mr. Royston did concede that the property is not used agriculturally. The site is not in crop and there is no active agricultural operation on the property. Apparently, the son's primary focus in the maintenance of the property is to cut the grass and look after several animals. As an alternative (Petitioners' Exhibit No. 2) the Petitioner proposes removing the trailer and building a garage in its place. The second floor of the garage would be used as an

apartment for the Petitioner's son.

Representatives from the neighborhood and The Valleys Planning Council testified in opposition to the request. They believe that there is no authority within the BCZR to permit the Petitioners' request. They also fear that an improper precedent will be established. Specifically, they are concerned about the impact of permitting two separate dwelling units on this single property.

The site is zoned R.C.2, the most restrictive zoning designation in Baltimore County. Moreover, it has long been held that the BCZR are written in the inclusive; to wit, only land uses specifically designated are allowed. See Kowalski v. Lamar, 25 Md. App. 493 (1975). Section 102.1 of the BCZR reads, "No land shall be used or occupied and no building or structure shall be erected, altered, located or used except in conformity with these regulations, and this shall include an extension of the lawful nonconforming use."

The regulations governing the R.C.2 zone are found in Section 1A01.1 of the BCZR. Section 1A01.2 sets out the uses which are permitted in the R.C.2 zone. Section 1A02.B.1 provides that only a single residential dwelling is allowed by right on an R.C.2 zoned parcel. Additionally, this section permits tenant houses as an accessory use or structure. It is apparent that the Petitioner's proposed use can be permitted only if same is considered a tenant house. That is, there are no other uses designated in the BCZR which would apply to the proposal offered by the Petitioner.

The term "tenant house" is not defined in the definitional section of the BCZR (Section 101). However, the term is referenced in the Zoning Commissioner's Policy Manual (See page 1A-6). Therein, it is provided that tenant dwellings are permitted only on farms and they may only be occupied only by a tenant farmer whose principal vocation would be farming the property. Moreover, this proposal has been considered by the Agricultural Land Preservation Board of Baltimore County. At its meeting of October 16, 1998, the Board reviewed the request by Mr. Royston for a tenant building on the property. The Board declined to recommend approval based on the fact that the property's use does not justify a need for a full time tenant farmer, and that the proposed tenant does not work full time on the

farm.


After due consideration of the testimony and evidence presented, I feel compelled to agree with the conclusion reached by the Agricultural Board. It is clear that the property is not utilized as a farm and that Mr. Royston's son's role would not be to assist his family with farming operations. To the contrary, Mr. and Mrs. Royston wish to maintain two different dwelling units only for matters of convenience and to provide their son with a place to live.

These purposes are certainly understandable and practical. I am appreciative of Mr. Royston's travel demands and his desire to have a person on the site to look after the property when he is gone. However, I cannot grant the relief which is requested. The law mandates that the regulations be construed strictly and that only the uses designated are permitted. I cannot "do equity" notwithstanding the reasonableness of the request. Simply stated, the request herein is to permit two separate dwelling units on the property. Since it is clear that neither of those units will be occupied by a tenant farmer, such arrangement is inherently impermissible under the BCZR. Thus, the Petition must be denied.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 8th day of March 1999, that the Petition for Special Hearing to approve an amendment to the special exception granted in case No. 93-65-SPHXA to allow the existing former dwelling (now restricted to an accessory building use) to become the principle dwelling and to approve the existing trailer (now the primary dwelling) as a caretaker dwelling, be and is hereby DENIED.

Any appeal from this decision must be taken in accordance with the applicable provisions set forth in Section 26-132 of the Baltimore County Code.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 5, 1999

Michael T. Pate, Esquire
Covahey and Boozer
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 99-219-SPH
Property: 3310 Black Rock Road
Petitioners: Edward F. Royston, Jr., et ux

Dear Mr. Pate:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. and Mrs. Edward F. Royston, Jr.
14307 Mount Avenue
Phoenix, Maryland 21131

Mr. Jack Dillon
Valleys Planning Council
207 Courtland Avenue
Towson, Maryland 21204





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

3310 Black Rock Road

which is presently zoned

R.C. 2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an Amendment to the Special Exception granted under 93-65-SPHXA to allow the existing former dwelling (now restricted to an accessory building use) to become the principle dwelling and to approve the existing trailer (now the primary dwelling) as a caretaker dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Edward F. Royston, Jr.

(Type or Print Name)

Signature

Belinda E. Royston

(Type or Print Name)

Signature

Attorney for Petitioner

Michael T. Pate, Esquire/Covahey & Boozer Phoenix, Maryland 21131

(Type or Print Name)

Signature

614 Bosley Avenue 410-828-9441

Address Phone No.

Towson, Maryland 21204

City

State

Zipcode

14307 Mount Avenue

Address

410-584-7377

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

same as above

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: BK

DATE

11/24/98



Revised 9/5/95

99-219-SPH

#219

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

May 11, 1998

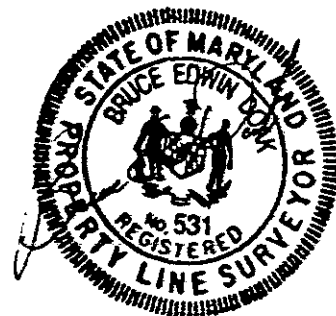
Description
To Accompany Petition for Special Hearing & Variance
21.00 Acre Parcel
Northeast Side of Black Rock Road
Southeast of Benson Mill Road
Fifth Election District, Baltimore County, Maryland

Beginning for the same in the center of Black Rock Road at a point distant 2300 feet more or less, measured southeasterly along the centerline of Black Rock Road, from the centerline of Benson Mill Road, thence running and binding on said centerline of Black Rock 1) South 51 degrees 07 minutes 10 seconds East 86.57 feet and 2) South 54 degrees 20 minutes 25 seconds East 268.90 feet, thence leaving said centerline and running 3) North 25 degrees 04 minutes 09 seconds West 24.62 feet, 4) South 52 degrees 52 minutes 14 seconds East 137.74 feet, 5) North 38 degrees 29 minutes 35 seconds East 178.34 feet, 6) North 50 degrees 09 minutes 00 seconds West 47.00 feet, 7) North 39 degrees 51 minutes 00 seconds East 40 feet, 8) North 58 degrees 11 minutes 37 seconds East 545.44 feet, 9) South 54 degrees 02 minutes 34 seconds East 113.26 feet, 10) North 85 degrees 53 minutes 23 seconds East 1101.16 feet, 11) North 35 degrees 06 minutes 43 seconds West 907.56 feet, 12) South 59 degrees 01 minute 35 seconds West 1715.93 feet and 13) South 59 degrees 01 minutes 35 seconds West 170.39 feet to the point of beginning.

Containing 21.00 Acres of land, more or less.

**THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.**

c:\descript\brian21a.des



99-219-SPH

#219

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 061777

DATE 11/24/98 ACCOUNT 1001 6130

AMOUNT \$ 50.00

RECEIVED FROM: Edward Royston

FOR code 030 residential special hearing

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

7 to 10/19

PAID RECEIPT

PERIOD: ACTUAL DATE

11/24/98 11/24/98 10/1/98

FOR: CASHIER NAME AND NUMBER

1. MISCELLANEOUS RECEIPT

RECEIVED BY 056239

CR NO. 061777

50.00 CHECK

Baltimore County, Maryland

99-219-SPH

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #99-219-SPH
3315 Black Rock Road
3315 Black Rock Road, 23301
St. Benson Mill Road
St. Benson District
and Courthouse District
Legal Owners:
Belinda E. & Edward, Jr.
Poyson, Jr.
Special Hearing: to approve an amendment to the special exception granted under case 93-88-SPHXA to allow the existing former dwelling (now restricted to an accessory use) to become the principal dwelling and to approve the existing trailer (now the primary dwelling) as a caretaker dwelling.
Hearing: Wednesday, January 6, 1999 at 2:00 p.m. in Room 407 County Courts Bldg., 401 Botley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

12/158 Dec. 17 0279476

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/17/1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/17/1998

THE JEFFERSONIAN,
A. Henricson
LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE Case No 99-219-SPH

Petitioner/Developer ROYSTON, ETAL
ED COVAHEY, ESQ

Date of Hearing/Closing 1/27/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #3310 BLACK ROCK RD.

The sign(s) were posted on

1/11/99
(Month, Day, Year)

Sincerely,

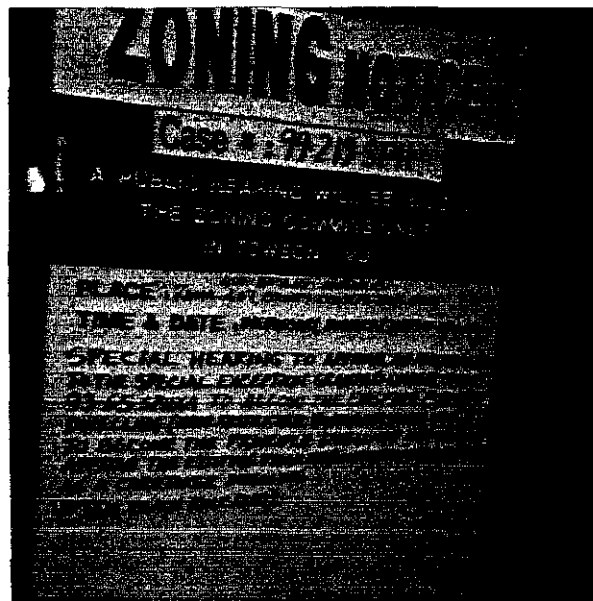
Patrick M O'Keefe 1/15/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



CSB 99-219 SPH

1/27/99

RE: PETITION FOR SPECIAL HEARING
3310 Black Rock Road, NE/S Black Rock Rd,
2330' S/E of Benson Mill Rd, 5th Election District,
3rd Councilmanic

Legal Owners: Edward F. and Belinda E. Royston, Jr.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-219-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Michael T. Pate, Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 3, 1998

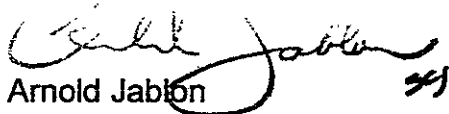
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-219-SPH
3310 Black Rock Road
NE/S Black Rock Road, 2330' SE Benson Mill Road
5th Election District – 3rd Councilmanic District
Legal Owner: Belinda E. & Edward F. Royston, Jr.

Special Hearing to approve an amendment to the special exception granted under case 93-65-SPHXA to allow the existing former dwelling (now restricted to an accessory use) to become the principle dwelling and to approve the existing trailer (now the primary dwelling) as a caretaker dwelling.

HEARING: Wednesday, January 6, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Michael T. Pate, Esquire
Belinda & Edward Royston, Jr.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 23, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
December 17, 1998 Issue – Jeffersonian

Please forward billing to:

Michael T. Pate, Esquire
614 Bosley Avenue
Towson, MD 21204

410-828-9441

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-219-SPH

3310 Black Rock Road

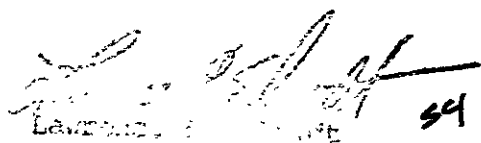
NE/S Black Rock Road, 2330' SE Benson Mill Road

5th Election District – 3rd Councilmanic District

Legal Owner: Belinda E. & Edward F. Royston, Jr.

Special Hearing to approve an amendment to the special exception granted under case 93-65-SPHXA to allow the existing former dwelling (now restricted to an accessory use) to become the principle dwelling and to approve the existing trailer (now the primary dwelling) as a caretaker dwelling.

HEARING: Wednesday, January 6, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", with a stylized flourish and the initials "ES" at the end.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 219

Petitioner: Edward & Belinda Royston, Jr.

Location: 3310 Black Rock Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael T. Pate, Esq.

ADDRESS: 614 Bosley Ave, Towson MD 21204

PHONE NUMBER: 828 - 9441

AJ:ggs

(Revised 09/24/96)

99-219-SPH

#219



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-219-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to amend previously granted
Special Exception (#93-65-SPHXA) to allow the existing
former dwelling to become the principal dwelling and to
approve the existing trailer to serve as a caretaker
dwelling.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 20, 1999

Michael T. Pate, Esq.
Covahey & Boozer
614 Bosley Avenue
Towson, MD 21204

RE: Item No.: 219
Case No.: 99-219-SPH
Location: 3310 Black Rock Road

Dear Mr. Pate:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 24, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Hearing
1/6/99

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 24, 1998

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 14, 1998
Item Nos. 216, 217, 218, (219) and
220

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1214.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: July 9, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 3310 Black Rock Road

INFORMATION

Item Number: 479

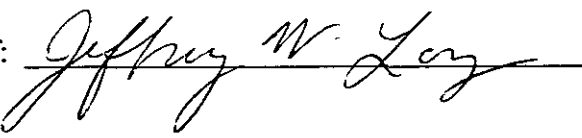
Petitioner: Royston Property

Zoning: RC 2

Requested Action: Special Hearing and Variance

Summary of Recommendations:

The Office of Planning recommends that this matter be referred to the Agricultural Land Preservation Advisory Board in order to certify legitimate tenant farm residency for the trailer.

Section Chief: 
AFK/JL

Jim
1/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 23, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 3310 Black Rock Road

INFORMATION:

Item Number: 219

Petitioner: Royston Property

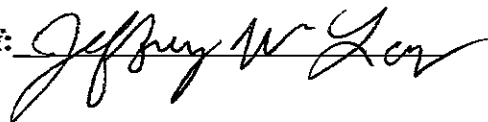
Zoning: RC-2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

This property was the subject of Case No. 98-479 SPHA. At that time, the Office of Planning recommended the matter be referred to the Agricultural Land Advisory Board (see attached comment). In the instant case, the Office of Planning defers to the Board's and DEPRM's recommendation.

Section Chief:



AFK/JL:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: January 5, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB/99*
SUBJECT: Zoning Item #219

3310 Black Rock Road

Zoning Advisory Committee Meeting of December 7, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X A.P. The petitions appeared before the Baltimore County Agricultural Land Preservation Advisory Board on October 6, 1998. They requested approval to maintain the trailer for agricultural purposes as a tenant building. The Agricultural Board did not recommend approval based upon the fact that the proposed tenant was not engaged in the agricultural operation full time and there was not a sufficient agricultural operation to justify the need for a full time tenant.



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 11, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 7, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

215, 217, 219, and 220

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 12.10.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 219 (B2)

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

12 Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

July 24, 1991

Mr. Arnold Jablon
Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

On September 11, 1989, the Baltimore County Agricultural Land Preservation Advisory Board recommended the approval of an application for a tenant dwelling submitted by James J. and Betty M. Amos of 3300 Black Rock Road, Reisterstown, Maryland 21136. The application was later approved by the Office of Zoning. The tenant dwelling consisted of a trailer and the tenant was their daughter, Cheryl Blevins, who would care for the livestock and perform other farm related tasks. Both Mr. and Mrs. Amos were ill at the time and could not perform the farm operations. It is our understanding that they have since died and willed a substantial portion of the farm to their daughter, including the portion that contains the main house and the tenant dwelling.

The Baltimore County Agricultural Land Preservation Advisory Board believes that clearly the status of the tenant and the tenant dwelling have changed since Ms. Blevins is now the reported owner of the property containing the main house and the tenant dwelling and is no longer the tenant, albeit, she is residing in the tenant dwelling or trailer. Additionally, we have no basis to believe that a tenant is needed on this farm. It is now, therefore, the recommendation of the Baltimore County Agricultural Land Preservation Advisory Board that Ms. Blevins be ordered to remove the tenant dwelling or trailer from the property.

Please call Mr. Paul J. Solomon, Program Administrator, Baltimore County Agricultural Land Preservation Program, at 887-2904 should you have any questions regarding this matter.

Sincerely,

Mark Daneker / PJE/H

Mark J. Daneker
Chairman, Baltimore County Agricultural
Land Preservation Advisory Board

MJD:tjl

cc: Mr. James J. Amos, 3230 Black Roack Road, Reisterstown, MD 21136
Mr. Robert Ridgley, Baltimore County DEPRM
Mr. Frank DeMeglio, Baltimore County Office of Zoning

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
MARK S. DEVAN
ANTHONY J. D'PAULA *
THOMAS P. DORE
ROGER J. SULLIVAN
MICHAEL T. PATE

FAX 410-823-7530

ANNEX OFFICE
SUITE 308
606 BALTIMORE AVE.
TOWSON, MD. 21204

March 15, 1999

* ALSO ADMITTED TO D. C. BAR

Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
County Court's Building, Suite 405
401 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No.: 99-219-SPH
Property: 3310 Black Rock Road
Petitioners: Edward F. Royston, Jr., et ux

Dear Commissioner:

As you may recall, I represent Edward F. Royston, Jr. in the above captioned matter. This matter has recently been before Deputy Commissioner Kotroco and Your Honor, respectively, in recent months. As a result of same, Deputy Commissioner Kotroco issued an opinion dated November 5, 1998 and Your Honor issued an opinion dated March 8, 1999.

Deputy Commissioner Kotroco granted Mr. Royston's request that (1) the original farm dwelling may become the principal dwelling, and (2) a variance of the street set back requirement of 75' be granted to permit a street center line set back of 70'. He also provided a time frame within which Mr. Royston was required to remove the mobile home. Deputy Kotroco denied Mr. Royston's request that the mobile home be designated as a tenant farmer dwelling.

Your Honor's subsequent opinion regarded Mr. Royston's request that the mobile home be designated as a "caretaker dwelling." This request was denied.

I would ask that you confirm that Deputy Commissioner Kotroco's ruling is still in effect to the extent that (1) Mr. Royston's Petition for Special Hearing seeking an Amendment to the Special Exception relief granted in Case No.: 93-65-SPHXA to allow the existing original farm dwelling to become the principal dwelling was granted; (2) that the Petition for Variance seeking

Honorable Lawrence Schmidt
Page Two
March 15, 1999

relief from section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a street center line set back of 70' in lieu of the required 75' for the existing original farm dwelling was granted, subject to the restrictions that (1) upon receipt of a Use and Occupancy Permit for the newly renovated farm dwelling, the Petitioners have ninety (90) days to remove the mobile home from the property and (2) when applying for any permits the site plan must reference Case No.: 98-479-SPHA and set forth and address the restrictions of Deputy Kotroco's November 5, 1998 Order.

Your anticipated cooperation in this matter is greatly appreciated.

Respectfully Submitted,

MICHAEL T. PATE

MTP/emh
emh399111

cc:

Mr. Jack Dylan
Valley's Planning Counsel
207 Courtland Avenue
Towson, Maryland 21204

Mr. and Mrs. Edward F. Royston, Jr.
14307 Mount Avenue
Phoenix, Maryland 21131

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
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EDWARD C. COVAHEY, JR.
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THOMAS P. DORE
ROGER J. SULLIVAN
MICHAEL T. PATE

FAX 410-823-7530

ANNEX OFFICE
SUITE 302
606 BALTIMORE AVE.
TOWSON, MD. 21204

* ALSO ADMITTED TO D. C. BAR

Date: 4/7/99Fax No.: 887 - 3468To: Larry schmidtRe: 99-219-SPT

COVAHEY & BOOZER, P.A.

BY: CONTENTS: 3 pages including cover sheet.

If any pages are missing, please call sender at 410-828-9441.

* * * * *

This message is intended only for the use of the addressee indicated above and may contain information that is privileged and confidential. If the recipient of this message is not the addressee or the employee or agent of the addressee, you are advised that any dissemination or copying of this communication is prohibited. If you have received this communication in error, please notify Covahey & Boozer, P.A. immediately by telephone and return the original message to Covahey & Boozer, P.A. at the above address.

BALTIMORE COUNTY, MARYLAND
ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE
887-4488 Ext. 241 Fax 887-4804

To: Carl Richards, Zoning Review *WJ* Date: October 16, 1998
From: Baltimore County Ag. Board
Re: Review of Royson request for tenant building.

The Baltimore County Agricultural Land Preservation Advisory Board reviewed the request by Mr. Royston for a tenant building at the October 16, 1998 meeting. The Board does not recommend approval on the basis that the operation does not justify the need for a full time tenant farmer and the proposed tenant does not work full time on the farm.

c. Tim Kotrocco.

Date: September 29, 1998

Wallace S. Lippincott, Jr.
 Program Administrator
 Department of Environmental Protection
 and Resource Management

ECT Application for tenant ☒ Dwelling ☒ Trailer
 Election District 05
 Owner: Edward F. Reyster, Jr. and Reanne E. Reyster Phone # _____
 Address: 3310 Black Rock Road Tax Account Number 220012375

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. the signed and notarized tenant affidavit
2. the deed to the property
3. the state tax map for that area,

map	block	parcel
26	33	13

We appreciate your verification and/or recommendations concerning this property.

 LEGITIMACY OF A FARM USE

☐ Yes ☒ No ☐ Comment Only 4 horses

NEED FOR AN ON-SITE TENANT FARMER

☐ Yes ☒ No ☐ Comment _____

Signed: [Signature]

Date: 10/6/98

Representative of the Agricultural
 Land Preservation Board for
 Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

April 12, 1999

Michael T. Pate, Esquire
Covahey and Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 99-219-SPH
Petition for Special Hearing
Property: 3310 Black Rock Road
Petitioners: Edward F. Royston, Jr., et ux

Dear Mr. Pate:

This is in response to your letter of March 15, 1999 regarding the above matter.

In that I denied the *Petition for Special Hearing* filed in the above captioned case by way of the opinion and Order dated March 8, 1999, the prior decision rendered by Deputy Commissioner Kotroco remains controlling. My decision has specifically denied approval of an amendment to the special exception granted in the original case and thus did not approve the amended site plan submitted in open hearing on January 27, 1999. The decision rendered by Mr. Kotroco, in case No. 98-479-SPHA, represents the most recent approval of any zoning relief and the site plan approved in that case, as well as the terms and conditions of Mr. Kotroco's Order, remain binding at this time.

I trust that the above has satisfied your concerns, however, please do not hesitate to contact me should you have any further questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn



LAW OFFICES
JASON H. BRAND, L.L.C.
1419 FOREST DRIVE
SUITE 205
ANNAPOLIS, MARYLAND 21403

JASON H. BRAND
BAR CERTIFIED IN MD & PA

PHONE - (410) 295-0113
FAX - (410) 544-2147
E-MAIL - jbrand@erols.com

June 2, 1997

Mr. Lawrence E. Schmidt,
Zoning Commissioner for Baltimore County
400 Washington Avenue
Towson, MD 21204

RE: Opinion Letter/ Case No: 93-65-SPHXA/ 3310 Black Rock Road (the "Property")

Dear Mr. Schmidt:

I represent Mr. Ed Royston who is the new owner of 3310 Black Rock Road. I have spoken to you on two occasions on the telephone with regard to this Property and I would first like to thank you for the help and direction which you have given to me. I write this letter seeking an opinion as to your Order in the above referenced case. I am enclosing a copy of the Order for your convenience.

In the Order, a mobile home was designated as the primary residence on the Property. Additionally, it was ordered that there shall be no new construction on the site, which was apparently forbidden because of the large amount of debris and various structures which had accumulated under the prior owner.

The current situation under Mr. Royston is as follows: The mobile home which is designated as the primary residence by your Order is fast deteriorating. Mr. Royston would like to remove the mobile home and to build a new home which would replace the mobile home as the primary residence. This would not violate the R.C.2 zoning as there would remain only one principal dwelling, according to Mr. Bruce Doak, the surveyor who appeared on behalf of the prior owner and who is very familiar with this Property. He did however recommended that I request an opinion letter as to how to proceed and to find out specifically, if a new Special Hearing would be required in order for Mr. Royston to remove the mobile home and build a new home as his primary residence. Enclosed, please find a check in the amount of \$40.00. Thank you in advance for your time.

Sincerely,

Jason H. Brand
Jason H. Brand

JUN 9

Ex 1

*Spoke to
Carl Richards
we agreed
that Special
Hearing was
necessary
I called
Brand
we'll
file
then
Carl
Keg
7/2/97*



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 22, 1998

Michael T. Pate, Esquire
Covahey and Boozer
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Pate:

RE: Case Number 99-219-SPH, 3310 Black Rock Road

The above matter, previously assigned to be heard on Wednesday, January 6, 1998 has been postponed at your request. The case has been rescheduled for Wednesday, January 27, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

As the person requesting the postponement, you are now responsible for affixing the new hearing date and time to the hearing notice sign posted on the property as soon as possible. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Belinda & Edward Royston, Jr.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

12/11/98
f
To: Soph

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
MARK S. DEVAN
ANTHONY J. DIPAUZA *
THOMAS P. DORE
ROGER J. SULLIVAN
MICHAEL T. PATE

FAX 410-823-7530

ANNEX OFFICE
SUITE 302
606 BALTIMORE AVE.
TOWSON, MD. 21204

December 10, 1998

* ALSO ADMITTED TO D. C. BAR

Baltimore County Zoning Commissioner
Office of Planning and Zoning
Courthouse, Suite 112
400 Washington Avenue
Towson, Maryland 21204

RE Case No : 99-219-SPH
3310 Black Rock Road
Legal owner: Edward F. Royston, Jr. and Belinda Royston
Scheduled Hearing date: January 6, 1999 @ 2:00 p.m.

Dear Sir:

Please be advised that I represent the Petitioners in their pending zoning matter. My clients have told me that they are scheduled to be out of the country between January 4, 1999 and January 11, 1999. Accordingly, I would respectfully request the Court to postpone this matter to another date. Mr. Royston has further indicated he will be out of town on business between February 21, 1999 and February 28, 1999.

If possible, perhaps someone from your office could contact me prior to setting the new date so we avoid any future scheduling conflicts with my calendar. I apologize for any inconvenience this has caused.

Your cooperation in this matter is greatly appreciated.

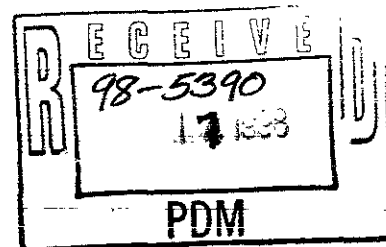
Sincerely yours,

M. Pate

MICHAEL T. PATE

MTP/emh
emh1298068

cc: People's Counsel for Baltimore County
Edward F. Royston, Jr.



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

JACK DILTON

UPC / 207 Cartland Ave

LUREN FRIEDER

UPC "

Jim & Jacqueline Amos

3230 Blackrock Road 21136

MARY B GAINES

3423 BLACK ROCK Road
21136

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bruce Daan. GERHOLD, Cross & Etzel, Ltd 320 E. TOWNSHIP BLVD. TOWSON MD 21286

Michael Pate, Conway & Boozer, P.A. 614 Bosley, TOWSON, 21251

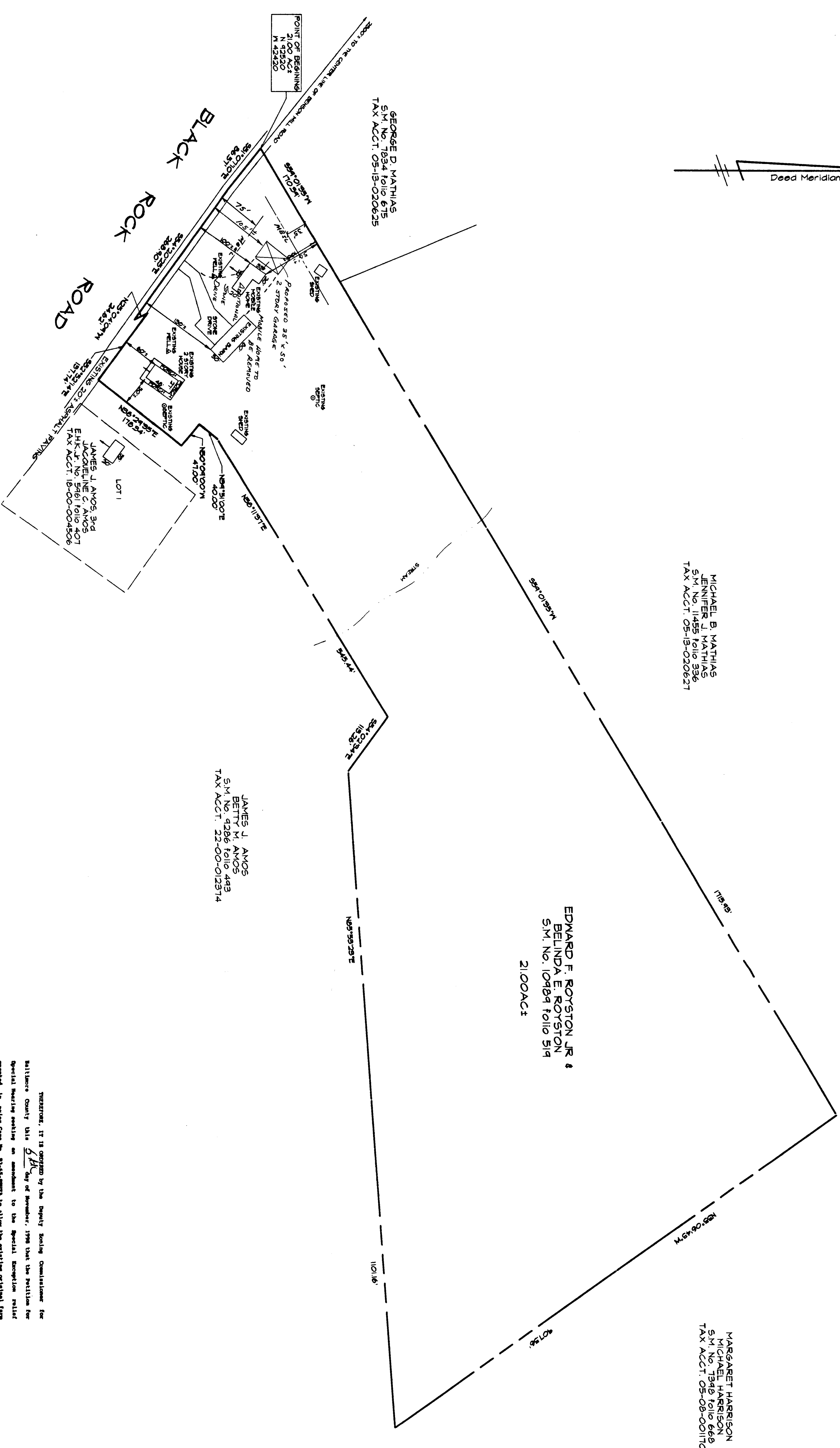
Edward Rayston 14307 MOUNT AVE PHOENIX MD 21131



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART, HORN, INC. BALTIMORE, MD 21210

BALTIMOR
OFFICE OF PLANNING
OFFICIAL ZONING

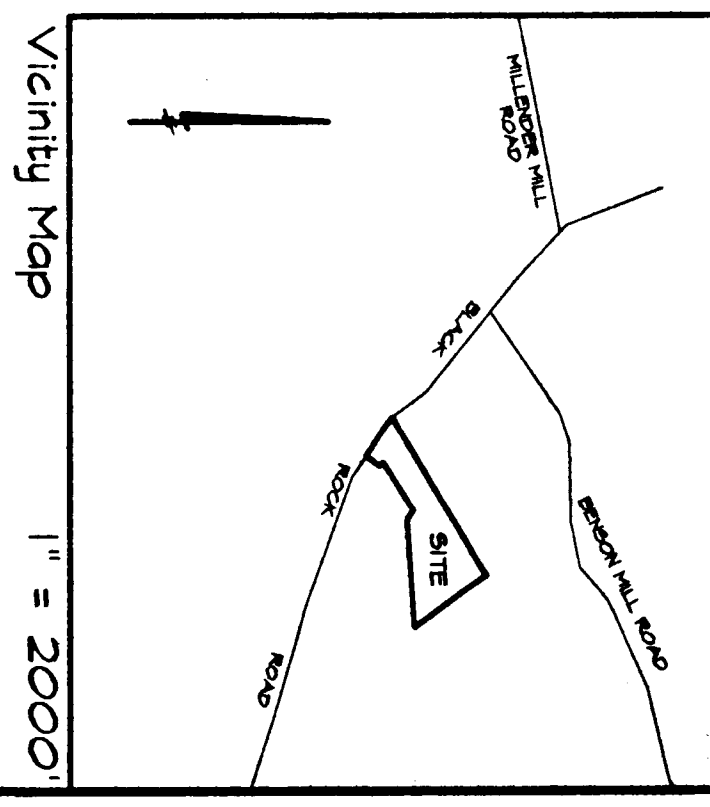
99.219-SPH



MARGARET HARRISON
MICHAEL HARRISON
S.M. NO. 1348 1010 666
TAX ACCT. 05-08-00110

EDWARD F. ROYSTON JR. &
BELINDA E. ROYSTON
S.M. NO. 1084 1010 514
2100AC

JAMES J. AMOS
BETTY M. AMOS
S.M. NO. 1286 1010 483
TAX ACCT. 25-00-02374



Vicinity Map 1" = 2000'

- GENERAL NOTES
1. THE BOUNDARY SHOWN HEREON IS FROM A DEED RECORDED IN S.M. NO. 1084 1010 514.
 2. A SPECIAL EXCEPTION WAS GRANTED IN CASE NO. 49-45-SMVA TO ALLOW THE EXISTING BUILDING TO BE USED AS A DWELLING UNIT.
 3. A SPECIAL EXCEPTION WAS GRANTED TO BECOME THE PRINCIPAL DWELLING FOR THE EXISTING DWELLING UNIT.
 4. A VARIANCE WAS GRANTED FROM SECTION 100.1.3 OF THE BALTIMORE COUNTY ZONING ORDINANCE TO ALLOW THE EXISTING DWELLING UNIT TO BE USED AS A DWELLING UNIT.

PETITION FOR SPECIAL HEARING

THE PETITIONER REQUESTS THAT THE SPECIAL EXCEPTION BE GRANTED TO ALLOW THE EXISTING DWELLING UNIT TO BE USED AS A DWELLING UNIT.

[Handwritten signature]

PLAN TO ACCOMPANY PETITION FOR
A SPECIAL EXCEPTION & A SPECIAL HEARING
EDWARD ROYSTON PROPERTY
3310 BLACK ROCK ROAD
REISTERSTOWN, BALTIMORE COUNTY
MARYLAND, 21136
RC-2

OWNER
EDWARD F. ROYSTON JR.
14001 NORTON AVENUE
REISTERSTOWN, MD 21136
410-584-1517

REVIEW BEARINGS & DISTANCES & NOTES	11-18-40
REVIEW NOTES	11-18-40
REVIEW NOTES	11-18-40
REVIEW NOTES	11-18-40
DATE	DATE
TECHNICIAN: B. DREY & M.E.A.	FILE: XEROX/TON/21136/RC-2

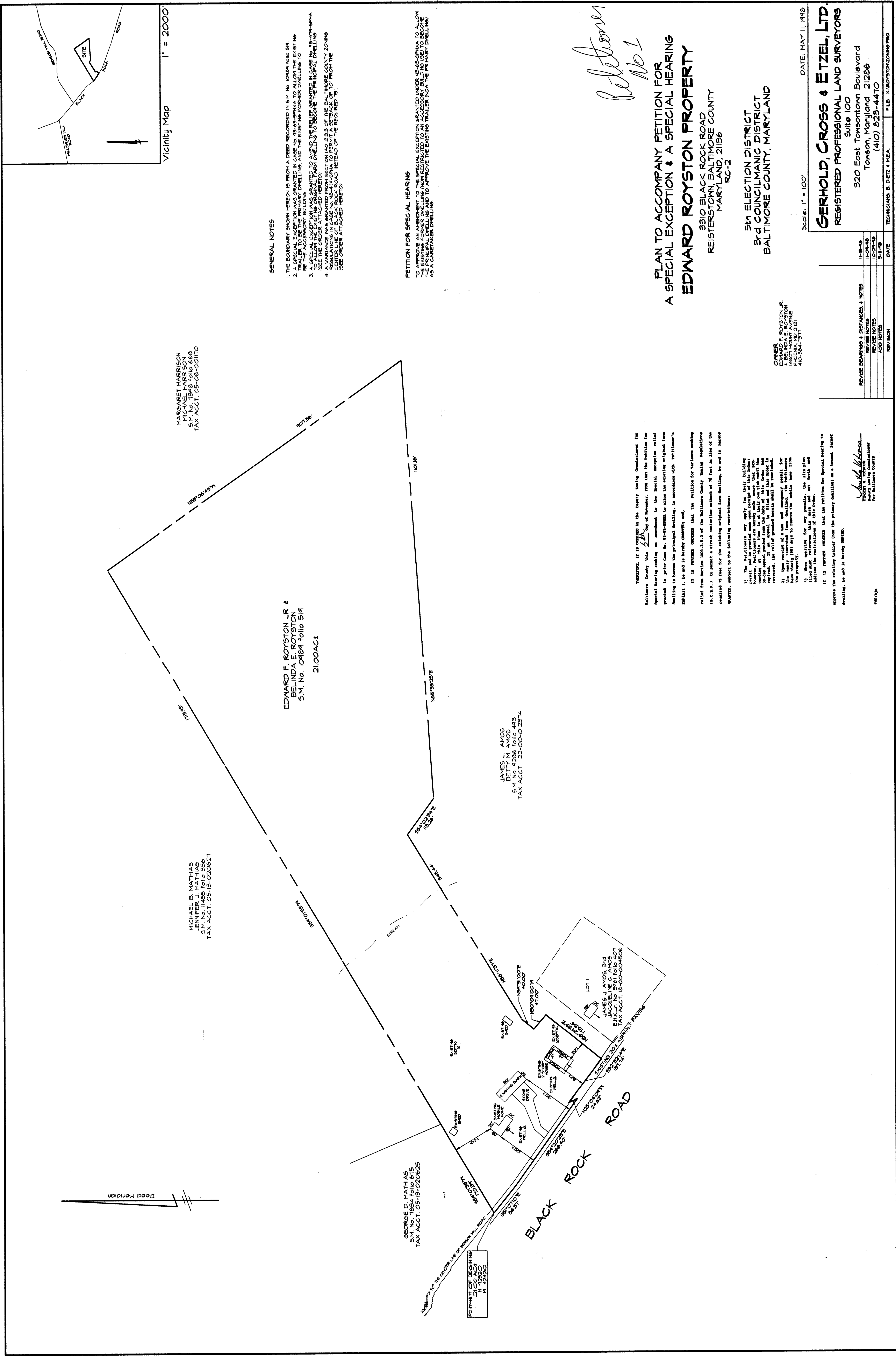
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Tompkins Boulevard
Towson, Maryland 21206
(410) 823-4470

WHEREAS, it is ordered by the Deputy Survey Commissioner for Baltimore County that this Special Exception be granted to allow the existing building to be used as a dwelling unit; and

IT IS ORDERED that the petition for Special Exception be granted to allow the existing building to be used as a dwelling unit; and

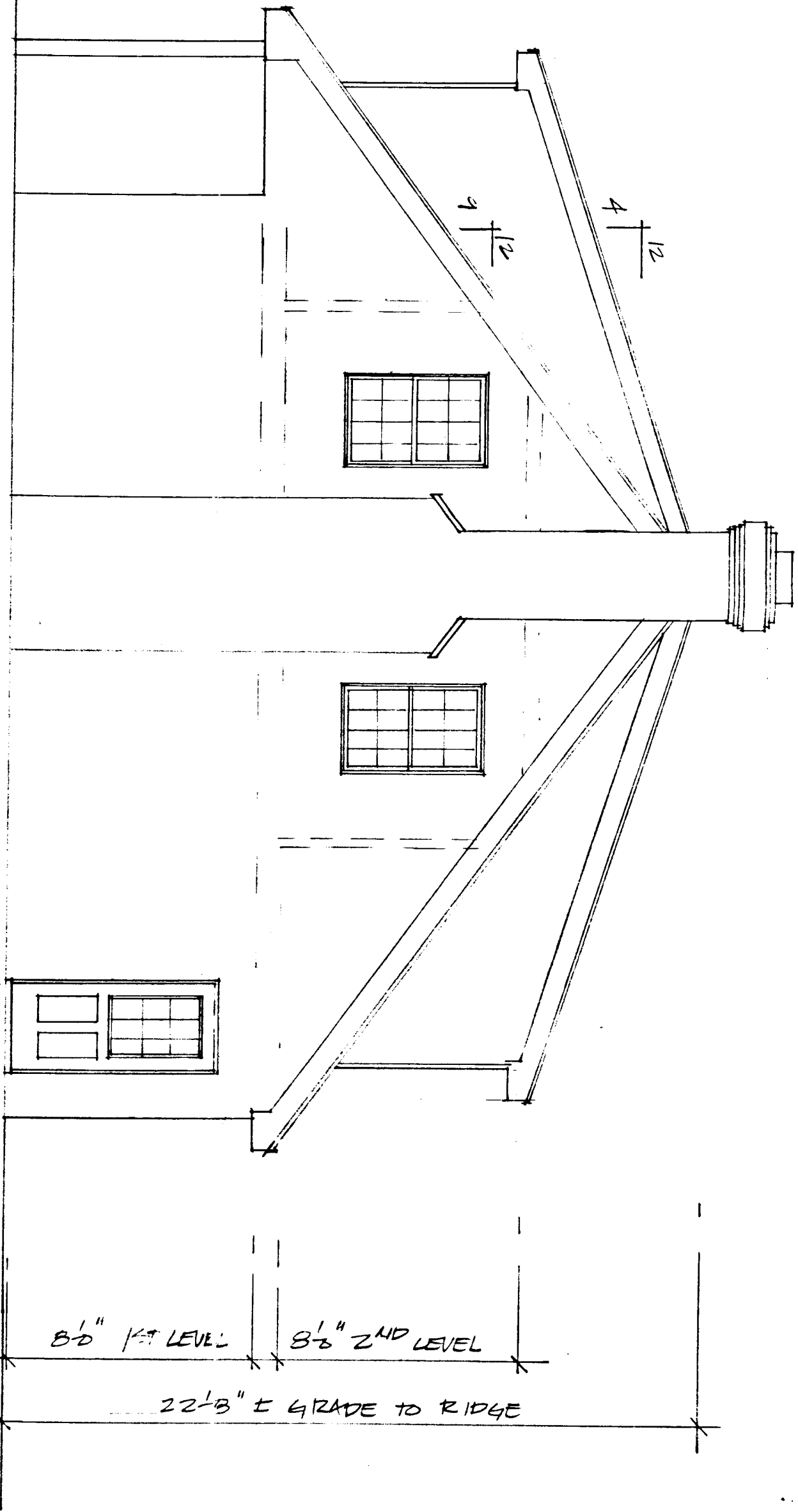
IT IS ORDERED that the petition for Special Exception be granted to allow the existing building to be used as a dwelling unit; and

THE-514

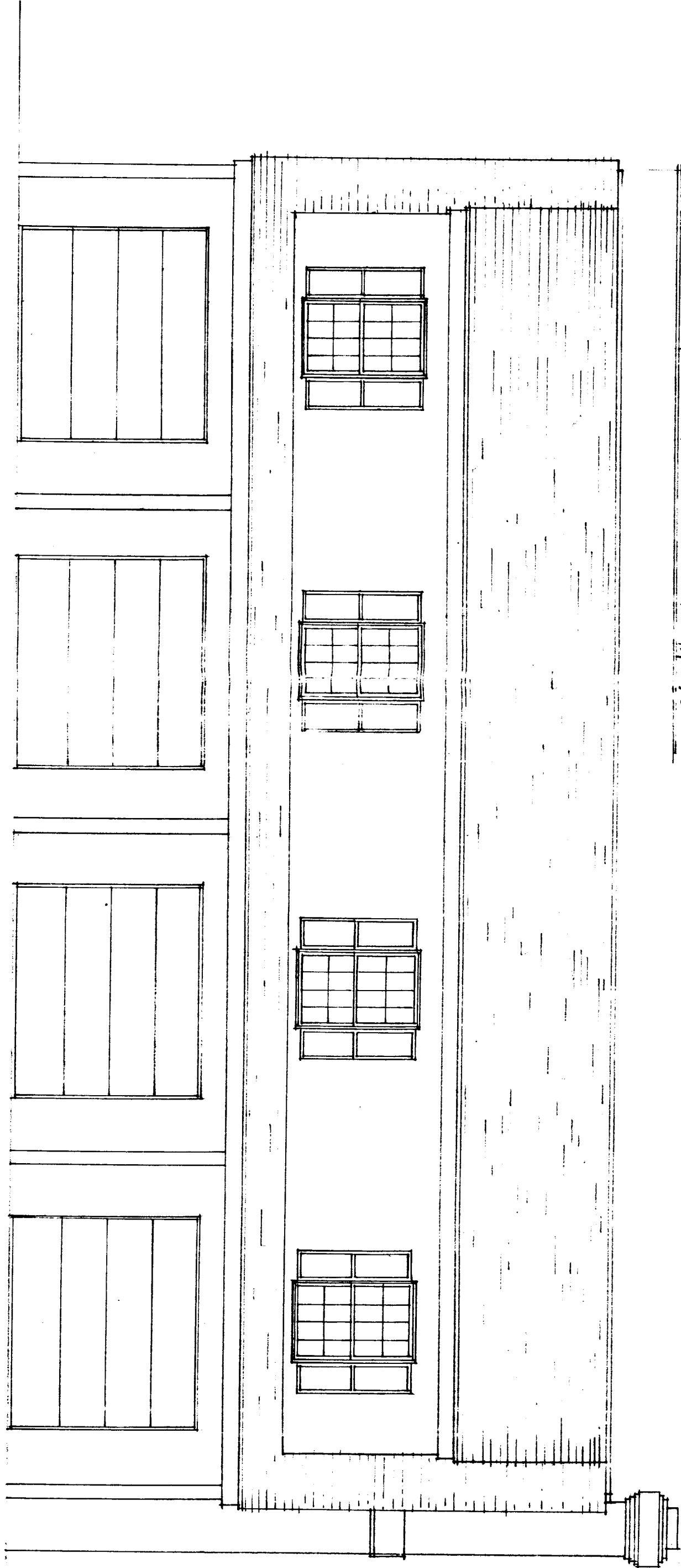


Ref: 1

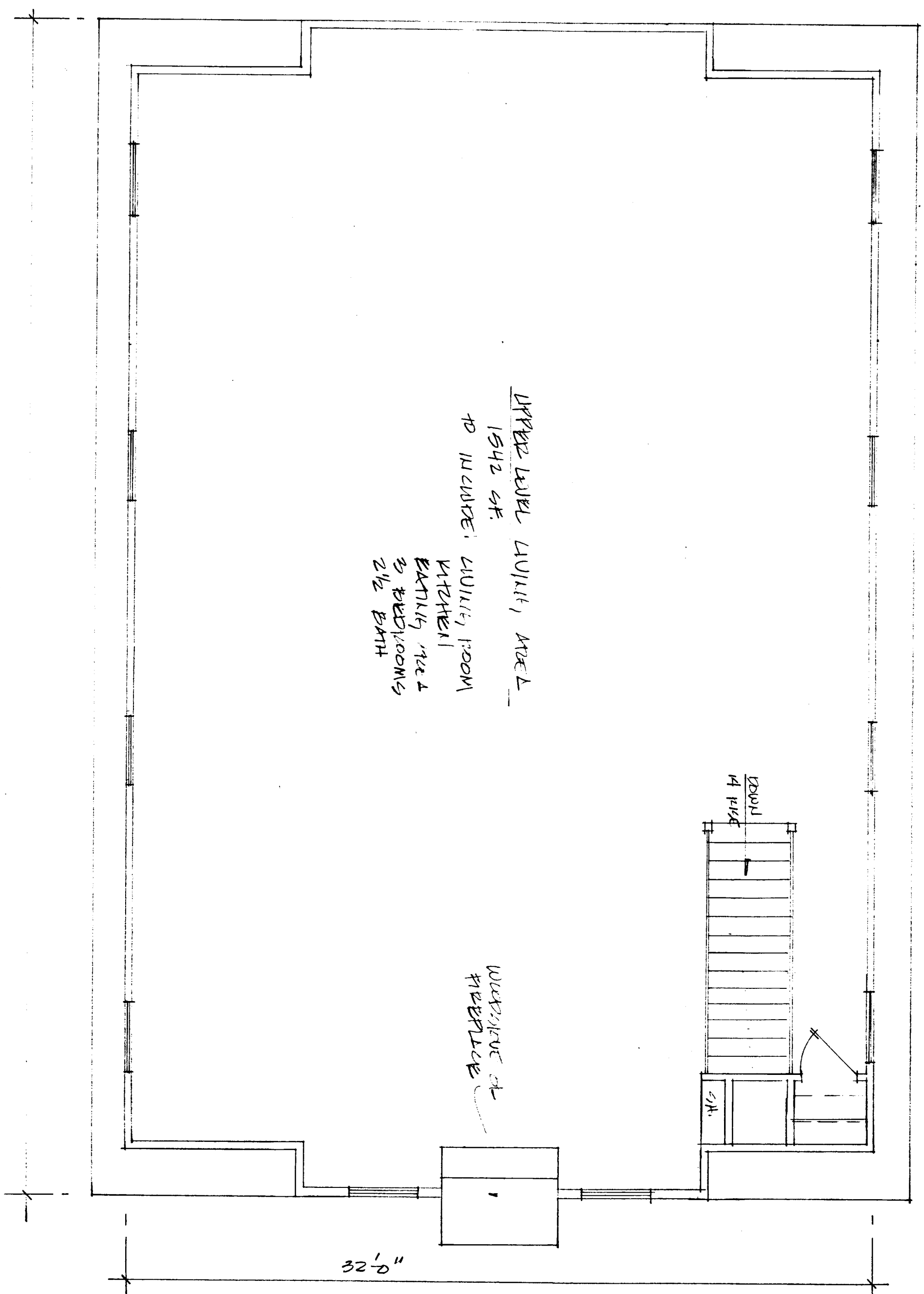
1003



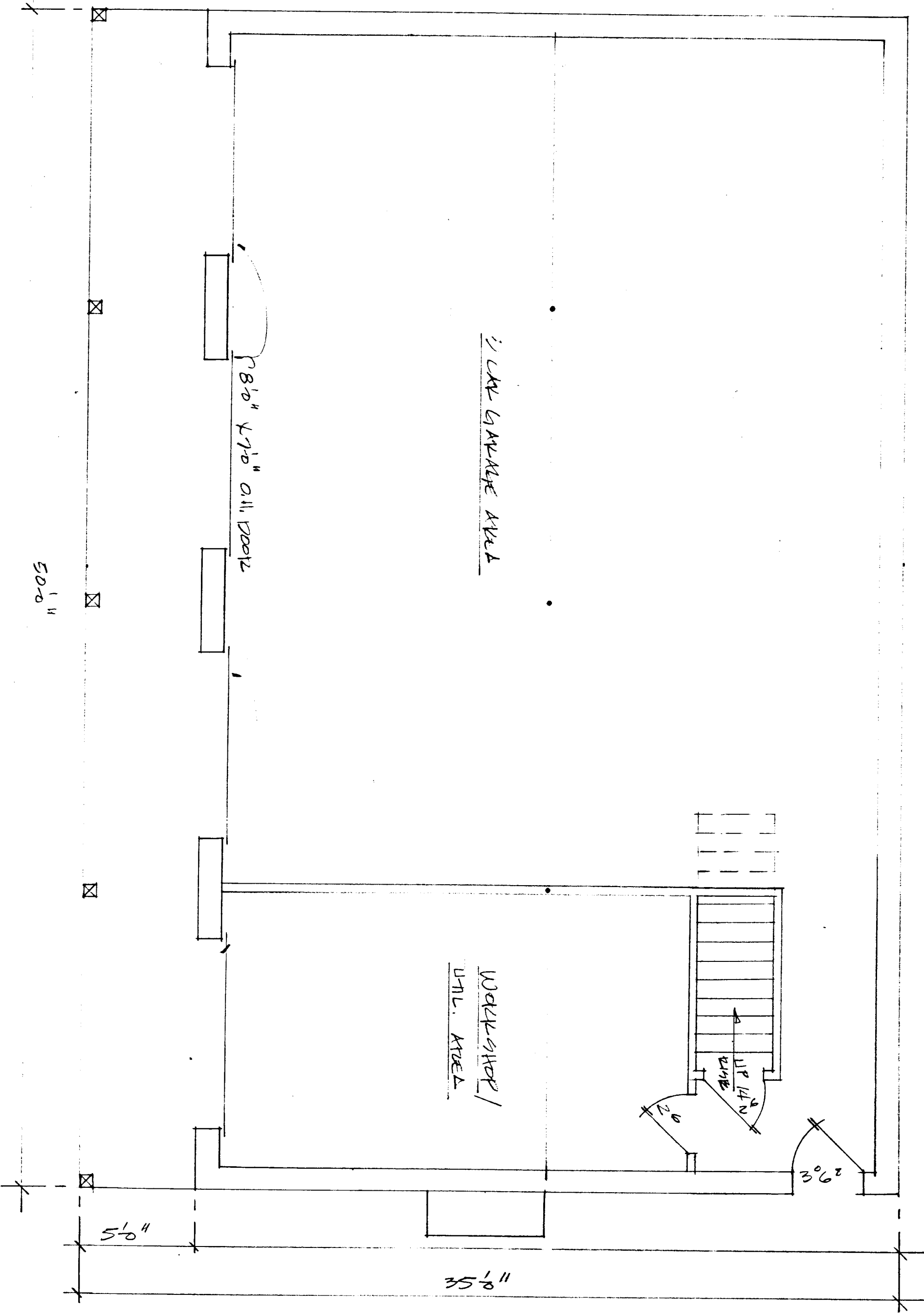
RIGHT SIDE ELEVATION SCALE 1/4"=1'-0"



FRONT ELEVATION SCALE 1/4"=1'-0"



SECOND FLOOR PLAN SCALE 1/4"=1'-0"



FIRST LEVEL FLOOR PLAN SCALE 1/4"=1'-0"

ROYSTON CARETAKER QUARTERS

SDR DESIGNS GUYAN D. KEENEY 410-820-0288 SDR 012699